HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2010

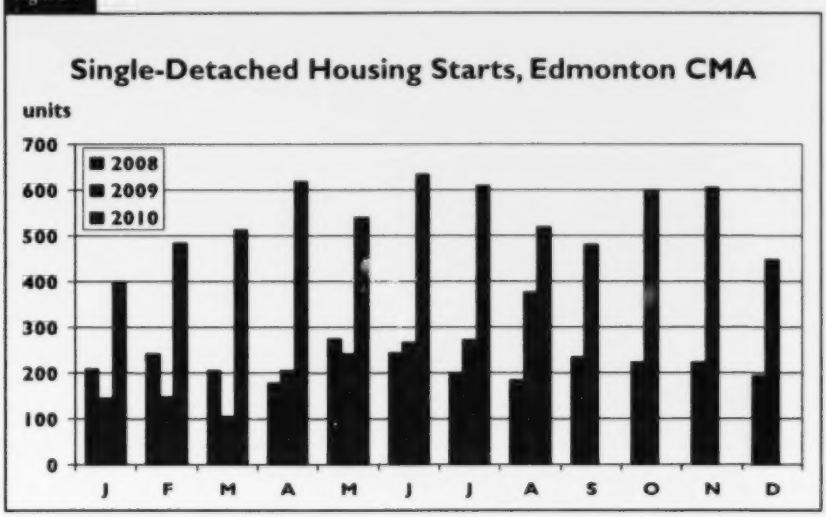
New Home Market

Housing Starts in Edmonton Rise in August

Total housing starts in the Edmonton Census Metropolitan Area (CMA) amounted to 690 units in August, up from 558 units in August 2009. This represents the 14th consecutive month of year-over-year gains in new home construction. Year-to-date August, there have been a total of 7,018 housing starts in the Edmonton CMA, up from 2,921 units at this time last year.

There were 519 single-detached units started in August, an increase of 38 per cent from the 375 units started a year earlier. The higher number of housing starts this year has lifted supply levels back to the level experienced in 2008. Considering

Figure 1



Source: CMHC

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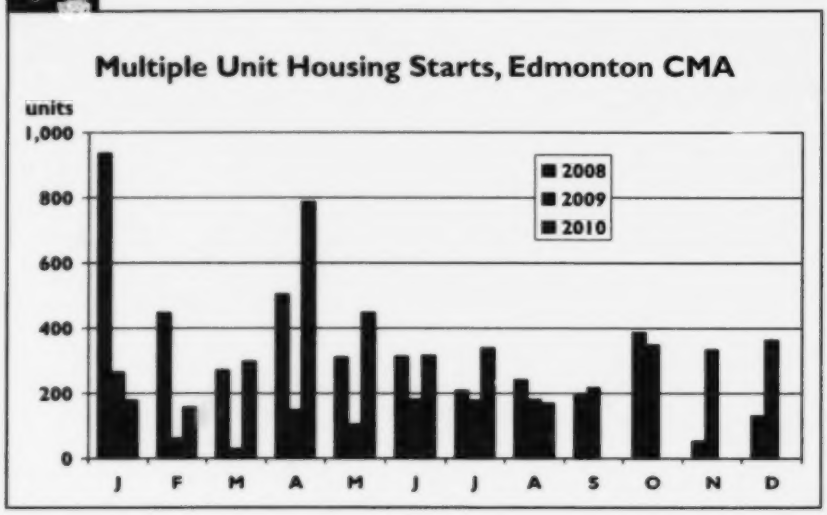
the heightened competition from the resale market and easing demand, we expect the growth in new single-detached construction to moderate in the months ahead. Year-to-date August, 4,318 single-detached units have been started, up 145 per cent from the 1,765 units started in the same period last year. Singles under construction in August stood at 4,065 units, more than double this time in 2009.

Single-detached completions reached 592 units in August, more than twofold the 258 units completed this time last year. Absorptions increased by 51 per cent year-over-year in August to 539 units, falling short of completions by 53 units. This resulted in an uptick in the month-end inventory of unabsorbed singles, including show homes, to 436 units. While 13 per cent below August 2009 levels, the inventory is now at the highest level since last November but is still considered low by historic standards.

The average price of single-detached units absorbed in August stood at $475,518, representing a decrease just under one per cent from a year prior. Readers should be mindful that monthly absorbed prices in many cases represent the price negotiated prior to the start of construction. By way of comparison, contractor selling prices reported by the Statistics Canada New House Price Index (NHPI) for Edmonton increased by 0.2 per cent on a year-over-year basis in July.

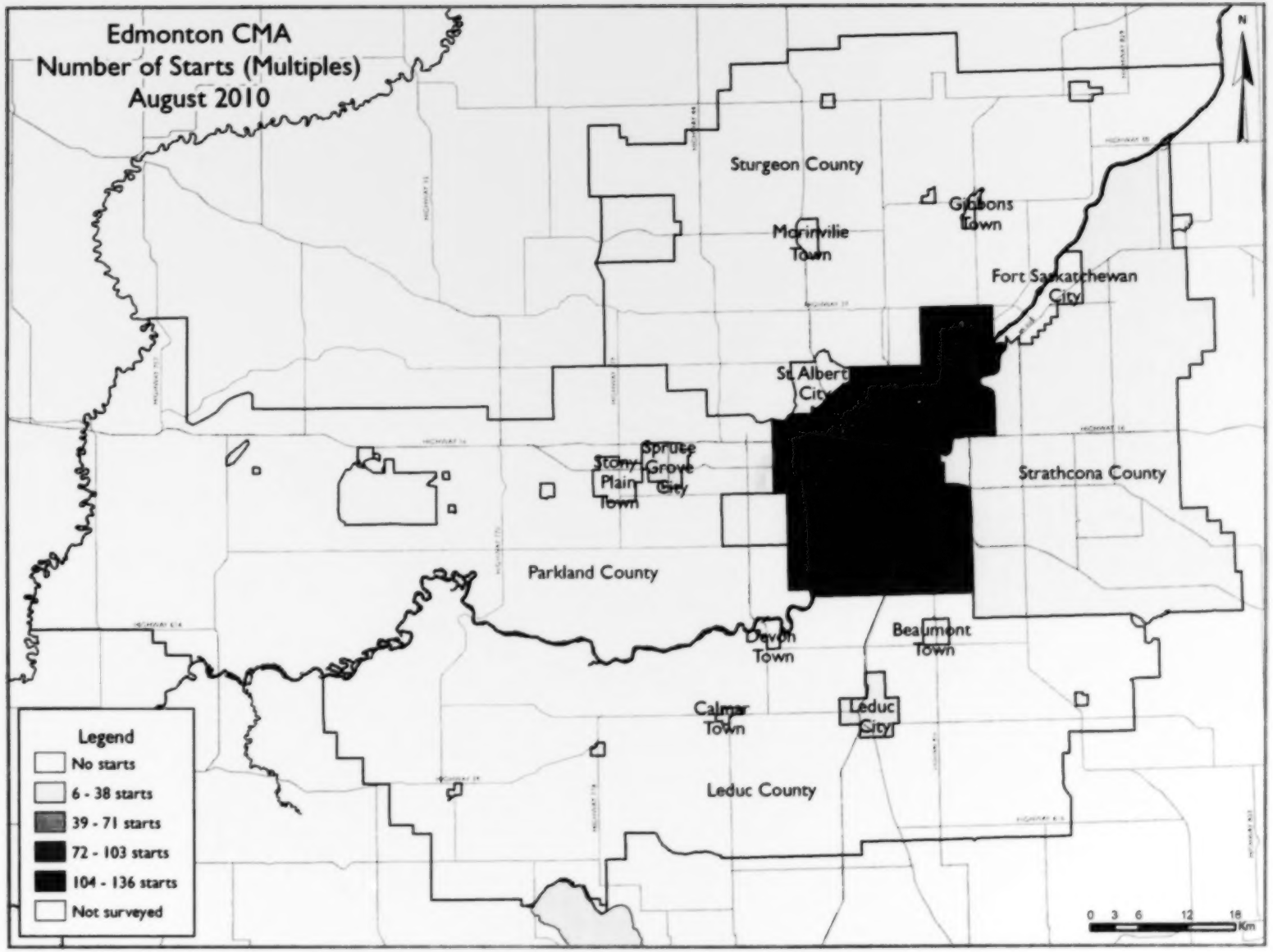
Figure 2

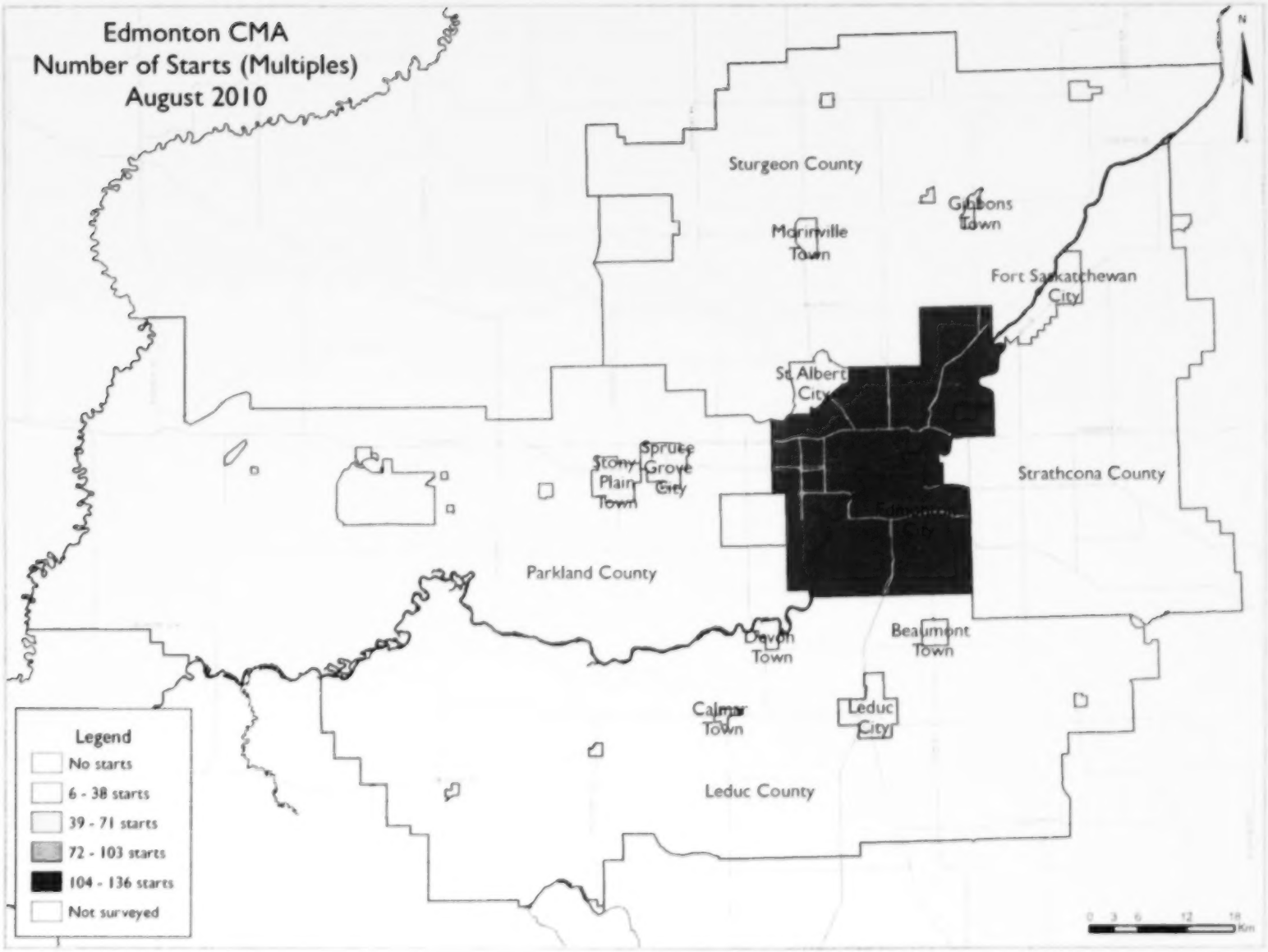


Source: CMHC

Multi-family housing starts, which consist of semi-detached units, rows, and apartments, totalled 171 units in August, down almost seven per cent from the 183 units started in August 2009. An absence of apartment condominium starts contributed to the lower activity in August. Multiple units under construction stood at 4,869 in August, down by just over three per cent from this time last year. Through two-thirds of this year, multi-family starts across the region have amounted to 2,700 units, up 134 per cent from the 1,156 units started in the corresponding period last year. The year-over-year gain from 2009 is easing as the number of completed and unoccupied multi-family units remains elevated by historical standards.

Multiple unit completions totalled 361 units in August compared with 1,346 units during the same month last year. Absorptions also dropped substantially year-over-year to 358 units. With absorptions coming close to completions, inventory levels were largely unchanged on a month-over-month basis. Compared with this time last year, inventories were up by 4.3 per cent to 1,019 units. At 605 units, condominium apartments represent the largest component of the completed and unabsorbed multiple units across the region. These numbers have remained largely unchanged since the beginning of 2010.


Edmonton CMA
Number of Starts (Multiples)
August 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
6 - 38 starts
39 - 71 starts
72 - 103 starts
104 - 136 starts
Not surveyed
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Multiples)
August 2010
N
Sturgeon County
Gibbons Town
Morinville Town
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Strathcona County
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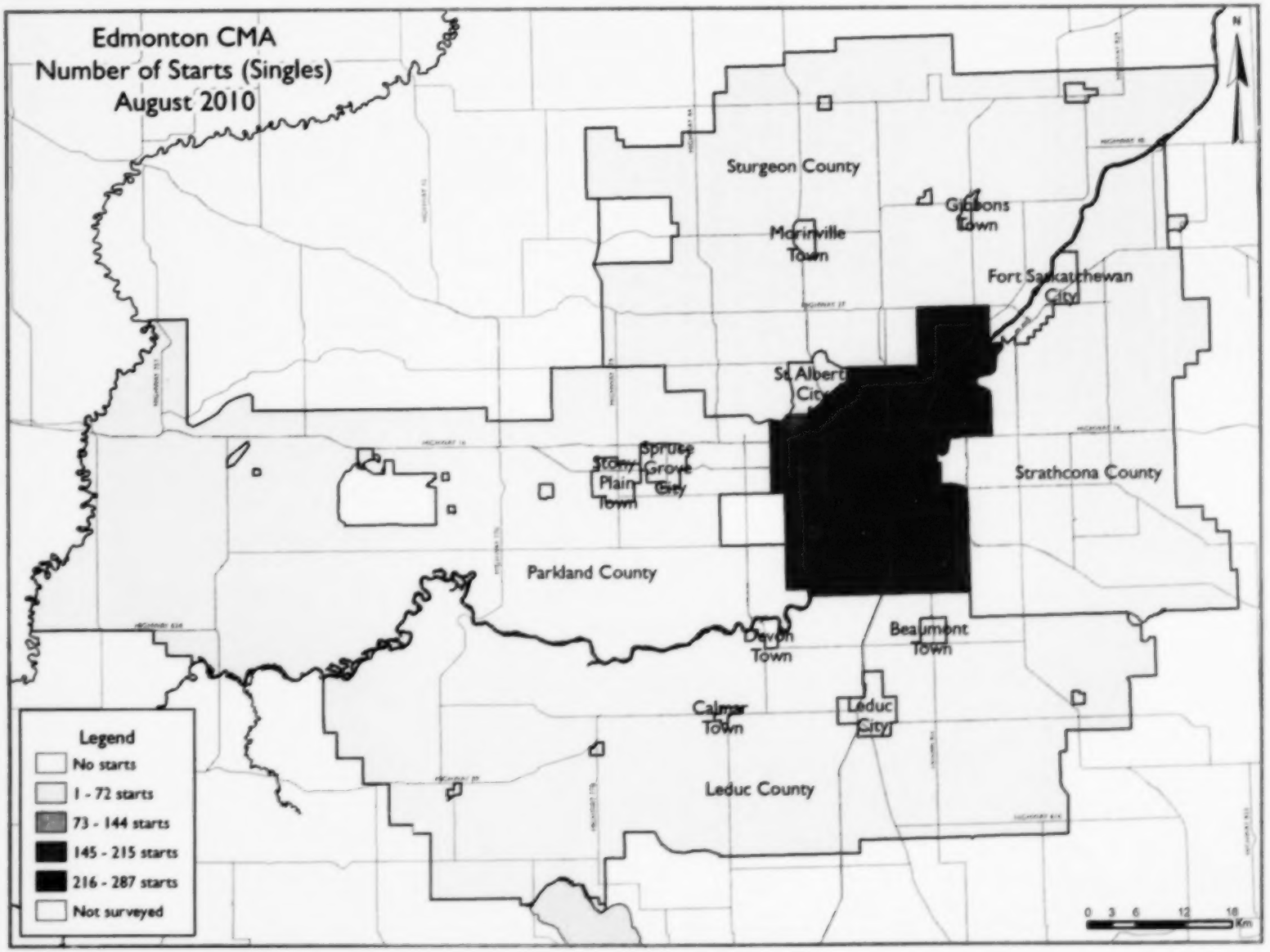
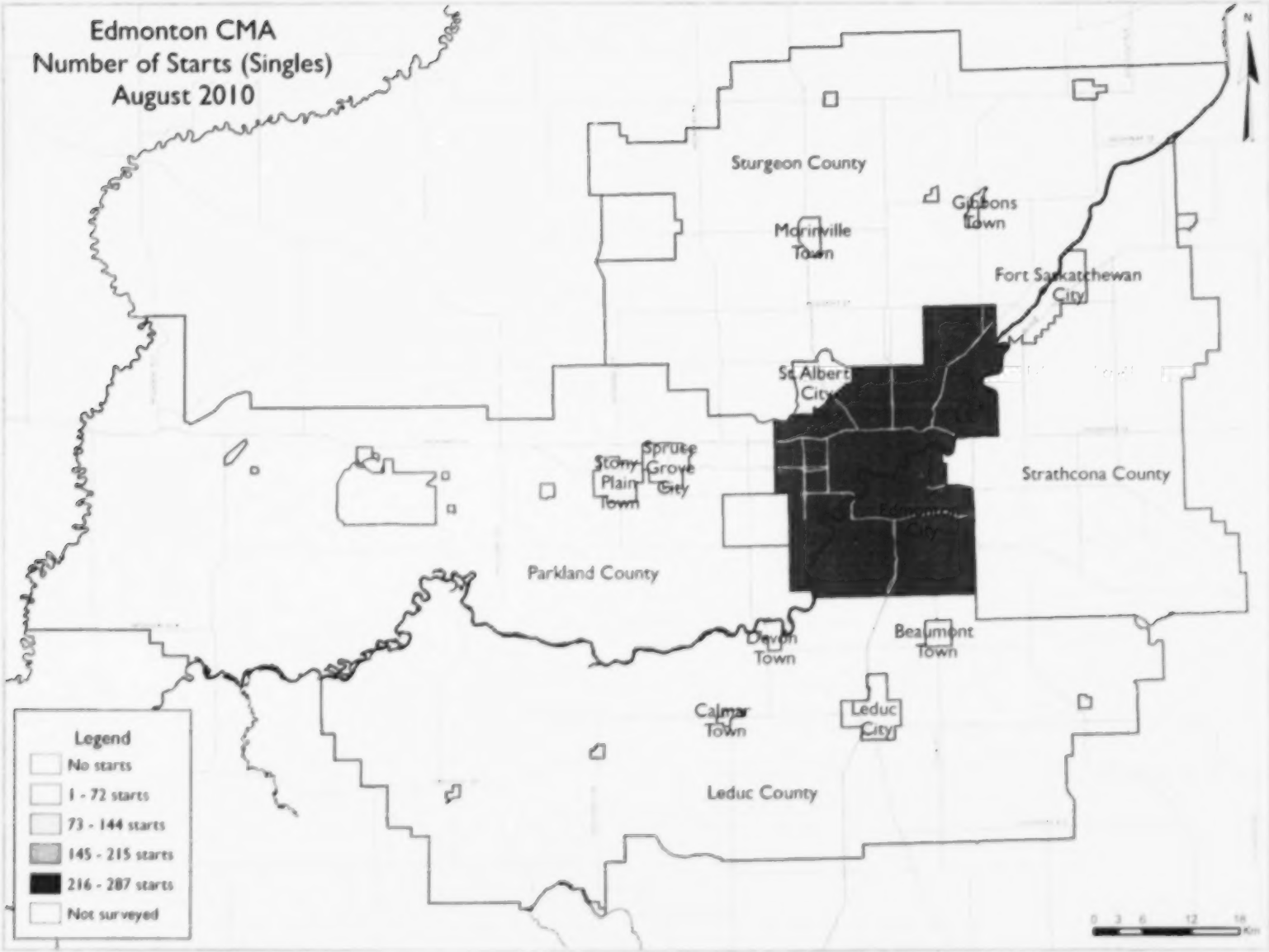
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
6 - 38 starts
39 - 71 starts
72 - 103 starts
104 - 136 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
August 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 72 starts
73 - 144 starts
145 - 215 starts
216 - 287 starts
Not surveyed
N
0 3 6 12 18 Km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216 - 287 starts
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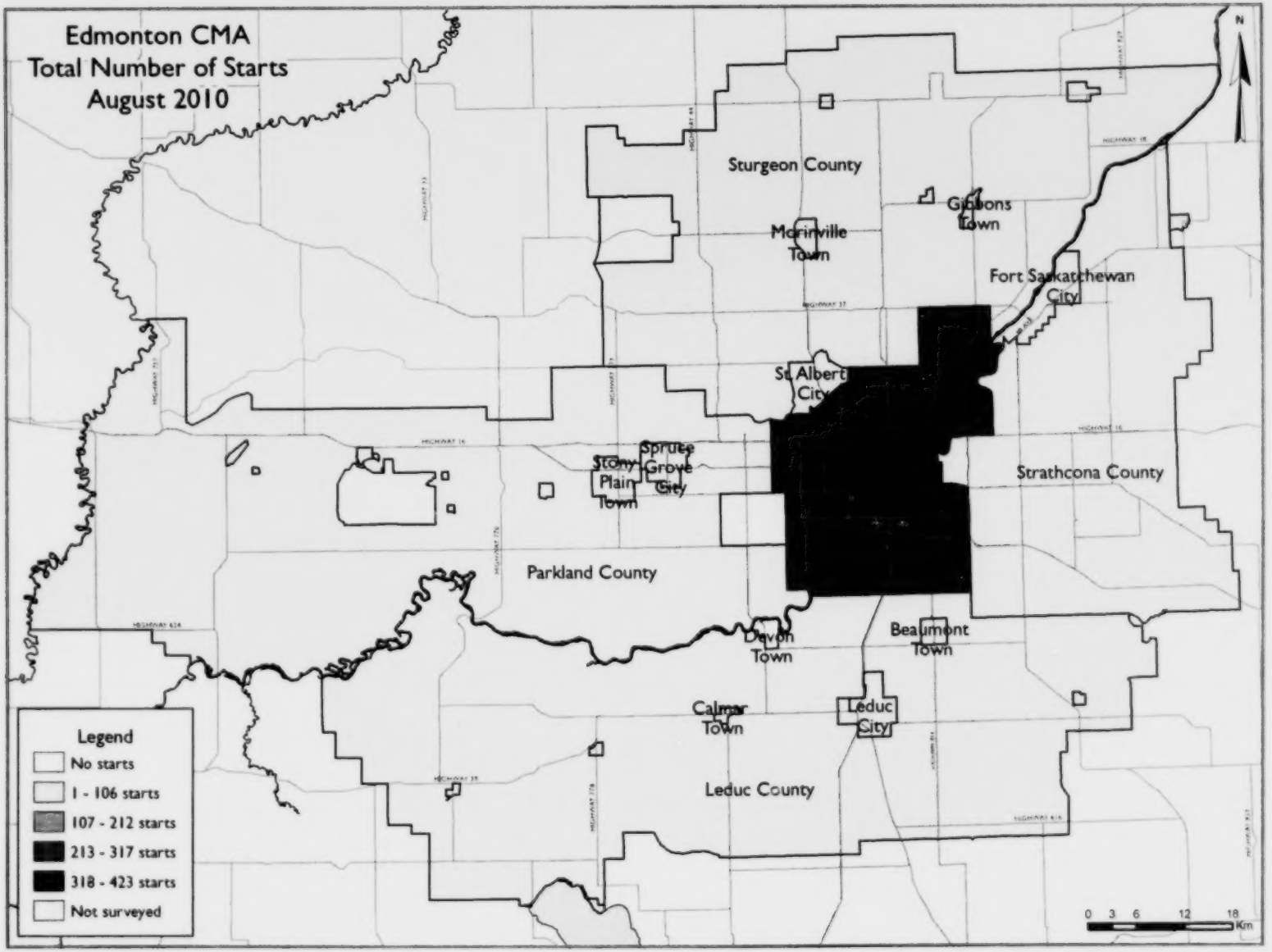
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Strathcona County
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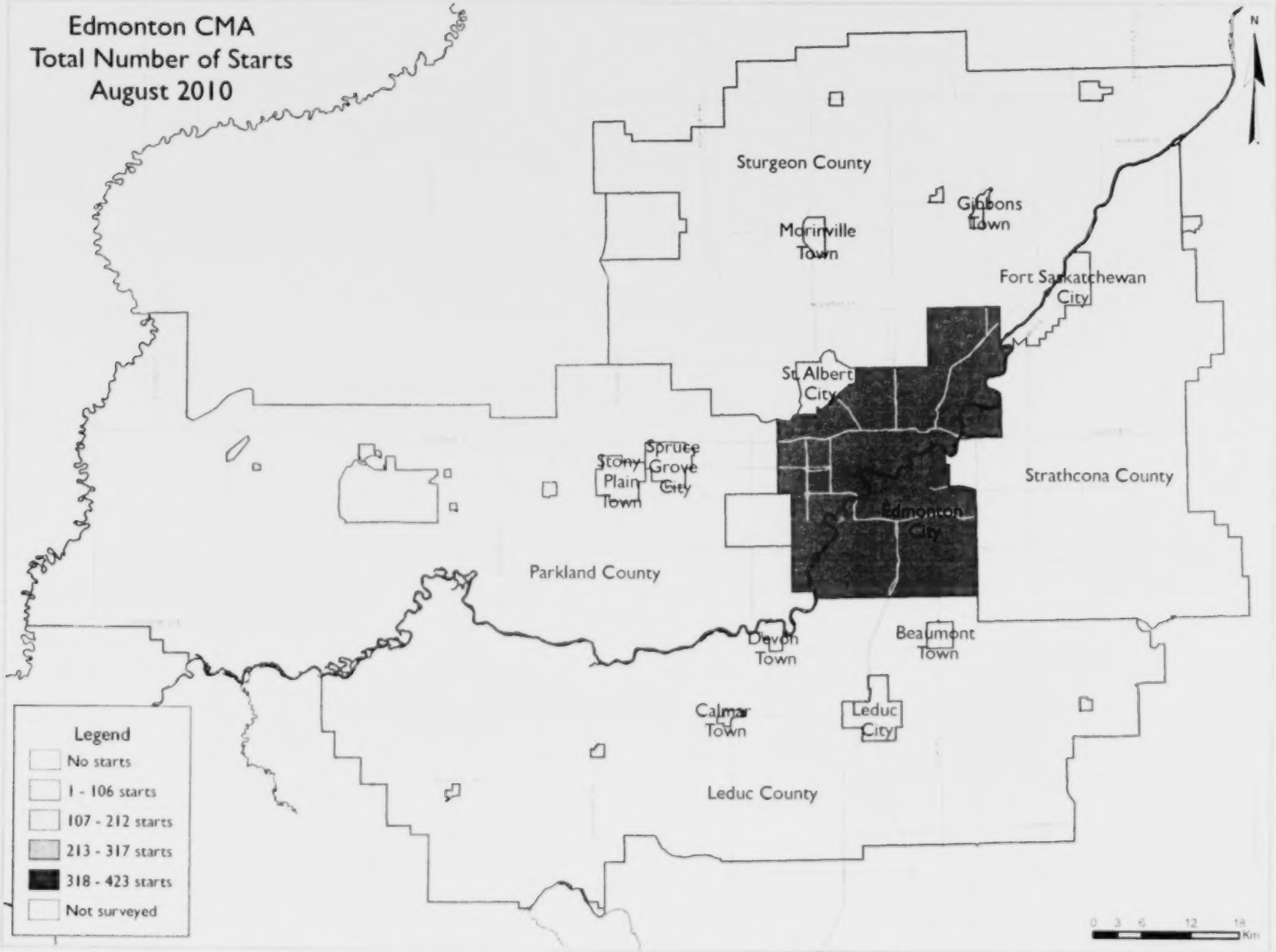
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 106 starts
107 - 212 starts
213 - 317 starts
318 - 423 starts
Not surveyed
0 3 6 12 18
Km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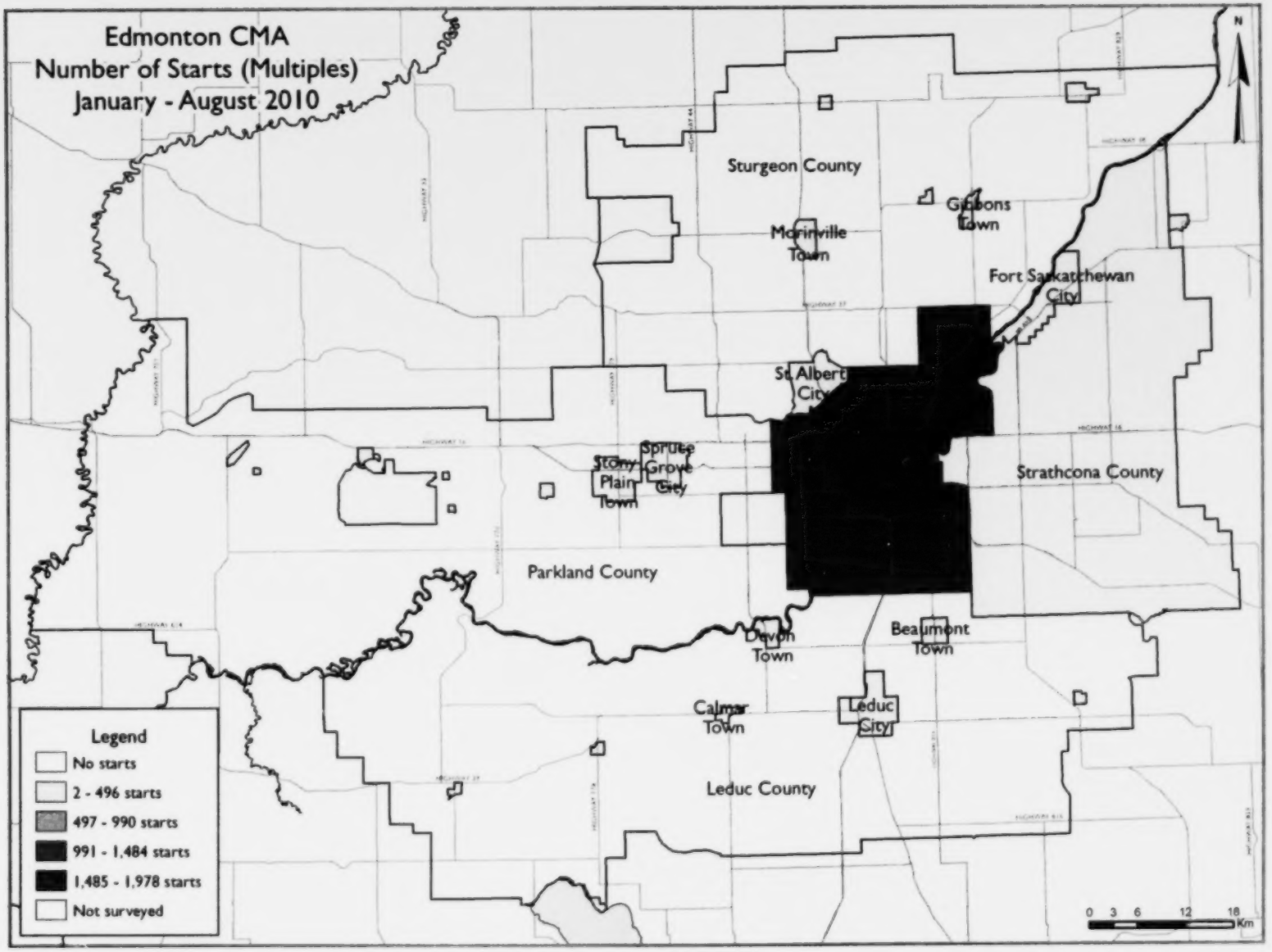
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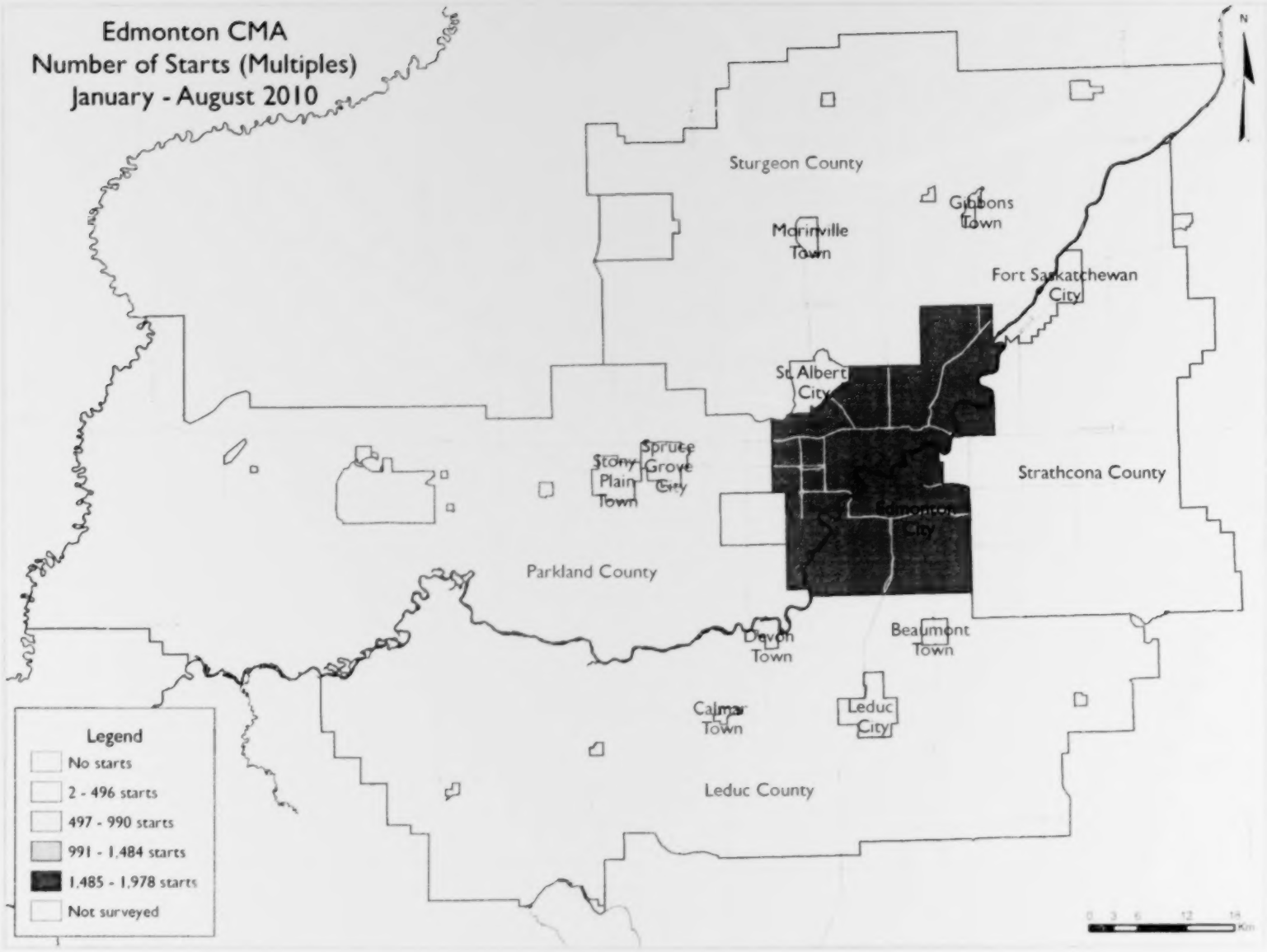
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 496 starts
497 - 990 starts
991 - 1,484 starts
1,485 - 1,978 starts
Not surveyed
0 3 6 12 18
Km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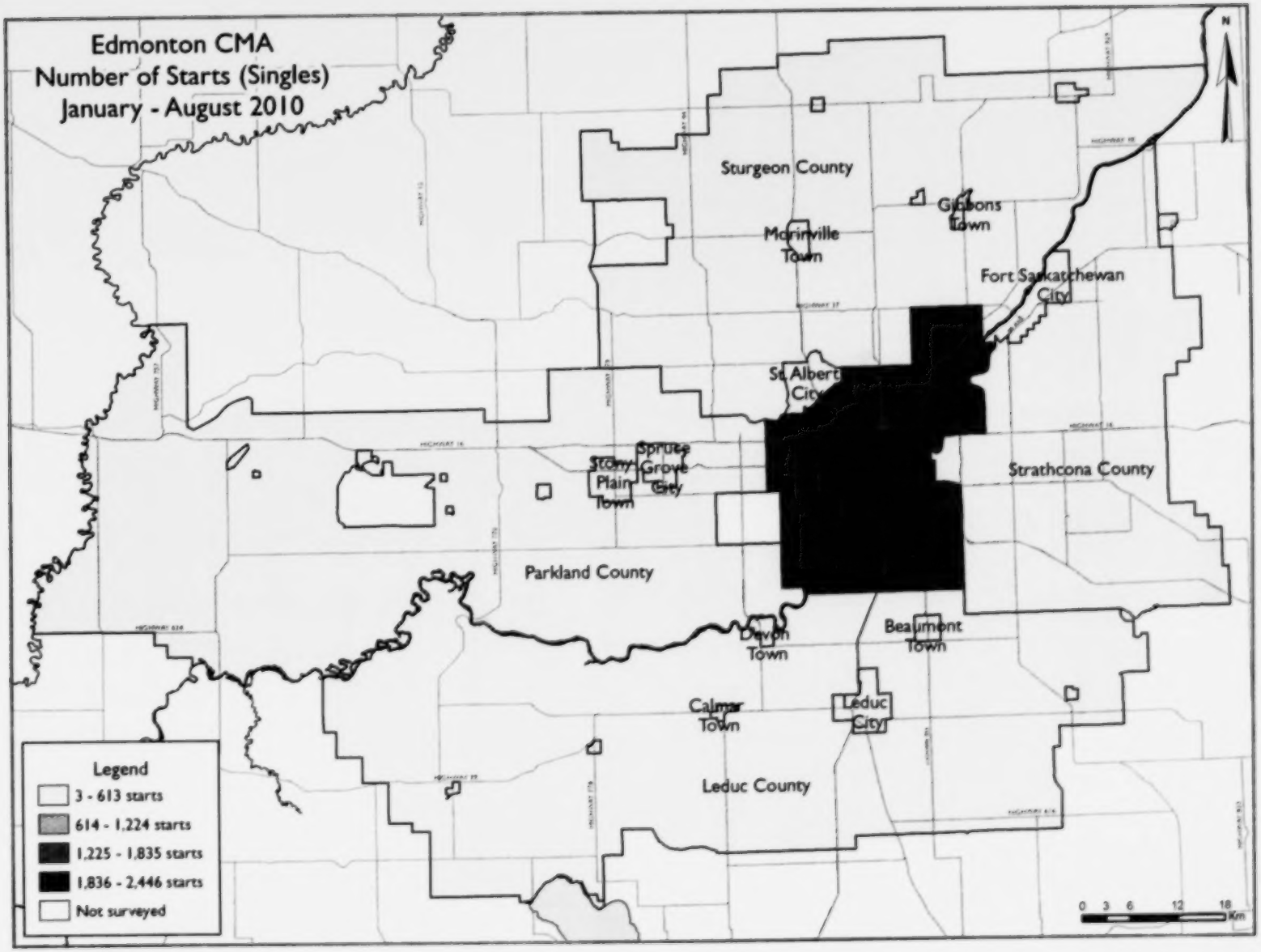
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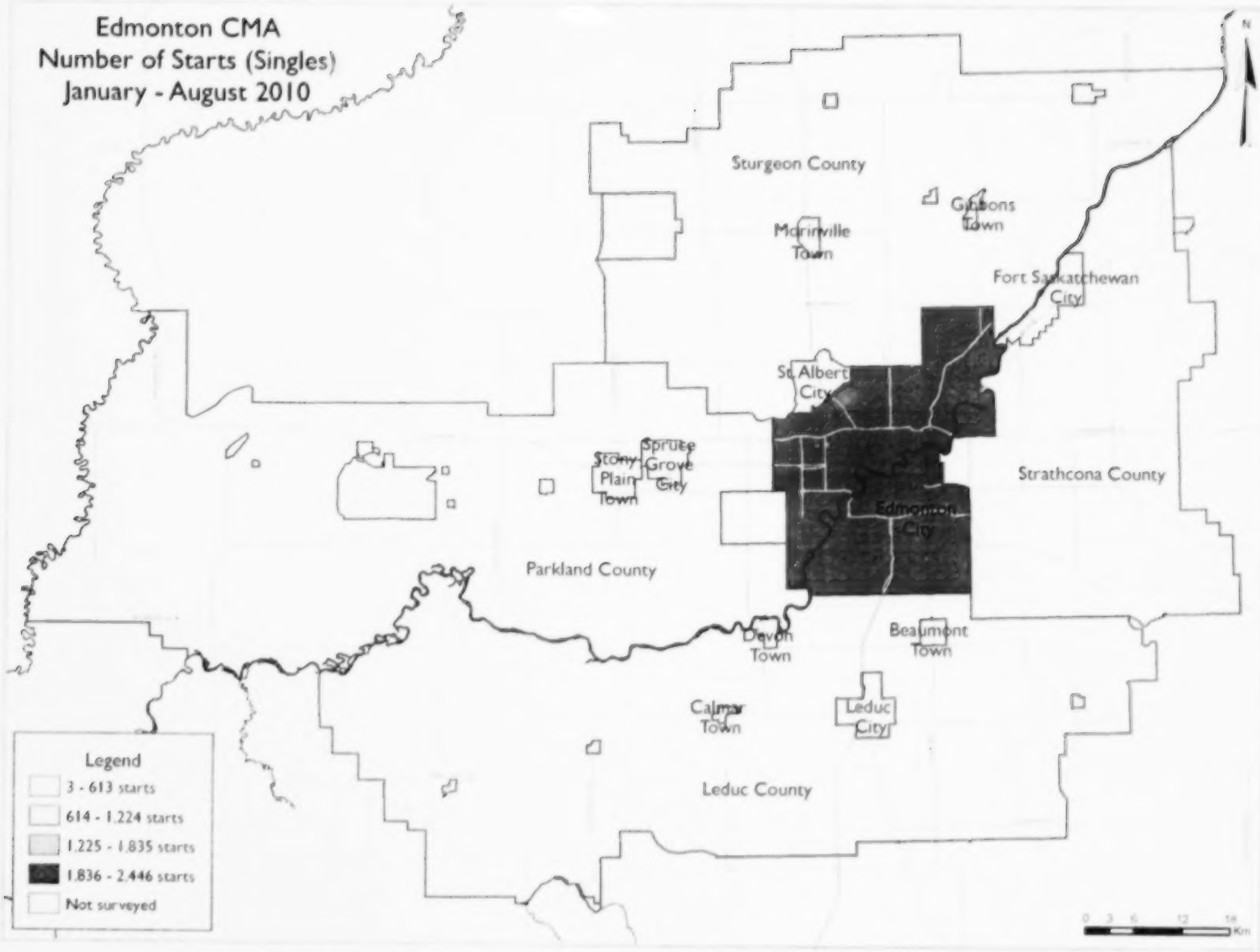
Calmar Town
Leduc City
Leduc County
Legend
3 - 613 starts
614 - 1,224 starts
1,225 - 1,835 starts
1,836 - 2,446 starts
Not surveyed
0 3 6 12 18 Km
N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1,836 - 2,446 starts
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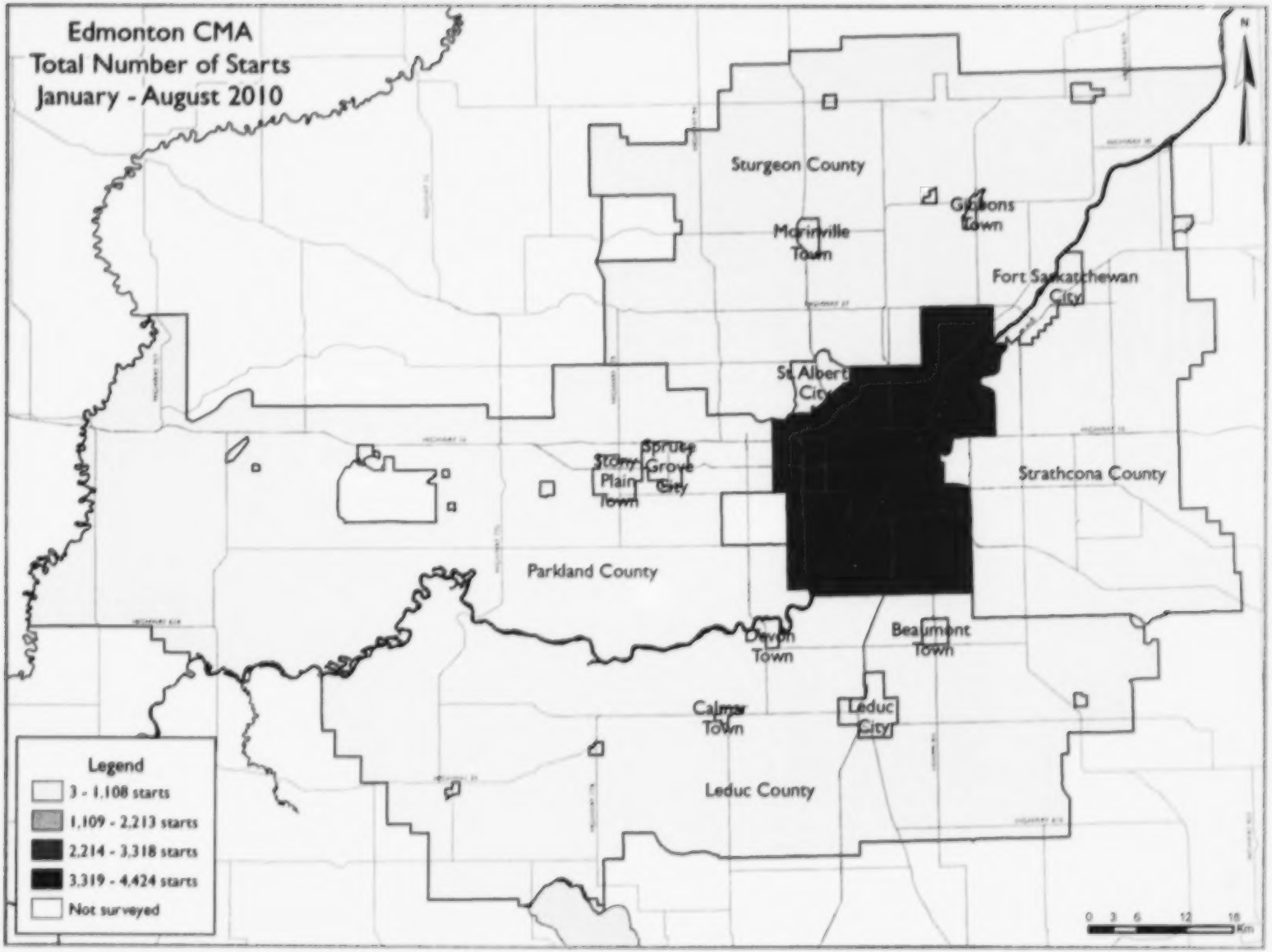
Km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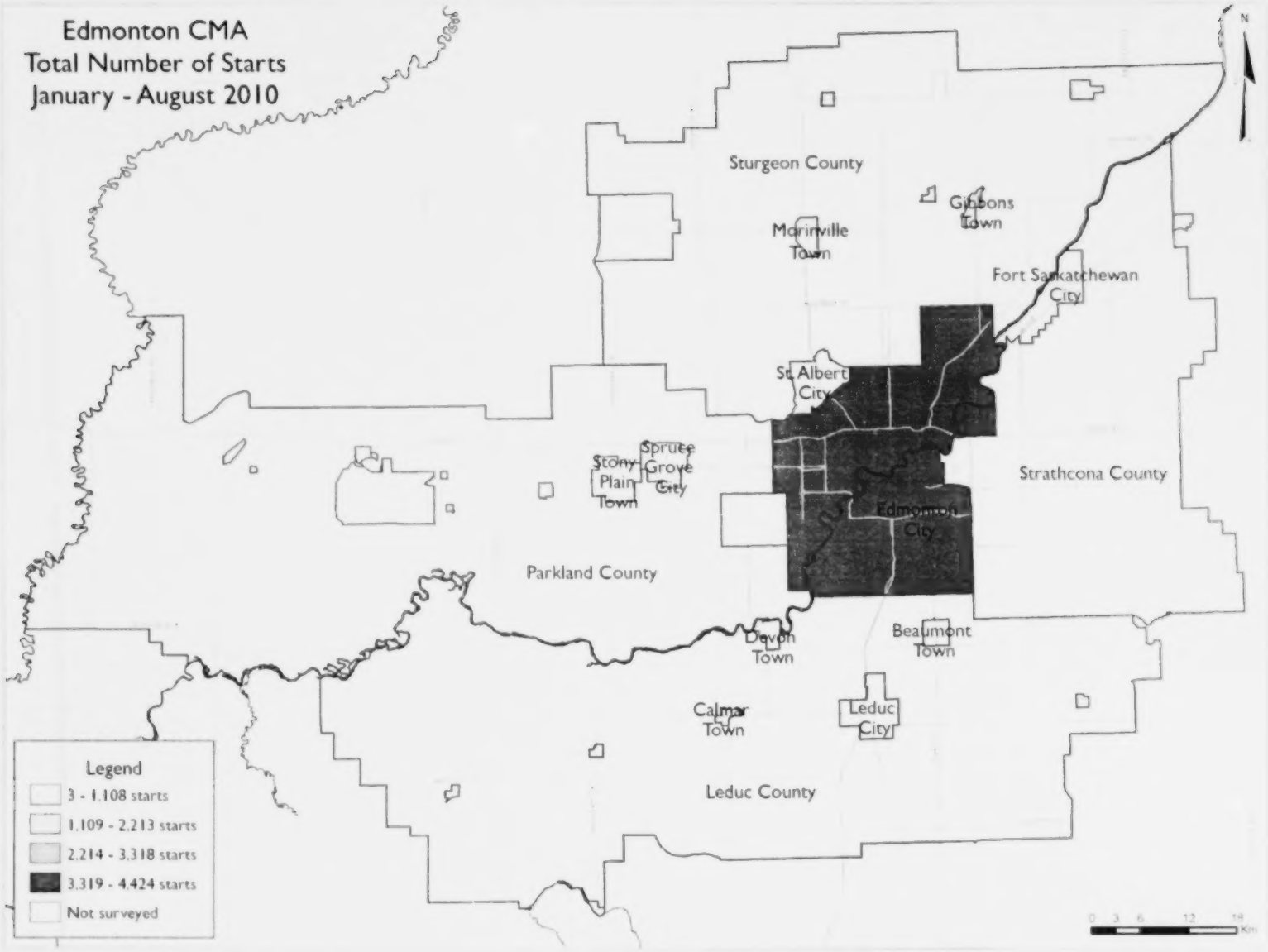
Calmar Town
Leduc City
Leduc County
Legend
3 - 1,108 starts
1,109 - 2,213 starts
2,214 - 3,318 starts
3,319 - 4,424 starts
Not surveyed
0 3 6 12 18 Km
N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Leduc County
Legend
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1,109 - 2,213 starts
2,214 - 3,318 starts
3,319 - 4,424 starts
Not surveyed
N
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	519	82	6	0	71	0	0	12	690
August 2009	375	64	4	0	24	44	0	47	558
% Change	**38.4**	**28.1**	**50.0**	**n/a**	**195.8**	**-100.0**	**n/a**	**-74.5**	**23.7**
Year-to-date 2010	4,314	882	91	4	572	946	34	175	7,018
Year-to-date 2009	1,764	426	83	1	289	215	0	143	2,921
% Change	**144.6**	**107.0**	**9.6**	******	**97.9**	******	**n/a**	**22.4**	**140.3**
UNDER CONSTRUCTION									
August 2010	4,045	798	104	11	957	2,679	47	293	8,934
August 2009	1,980	456	95	4	788	3,222	23	445	7,022
% Change	**104.3**	**75.0**	**9.5**	**175.0**	**21.4**	**-16.9**	**104.3**	**-34.2**	**27.2**
COMPLETIONS									
August 2010	589	138	3	3	61	0	0	159	953
August 2009	258	66	8	0	59	1,213	0	0	1,604
% Change	**128.3**	**109.1**	**-62.5**	**n/a**	**3.4**	**-100.0**	**n/a**	**n/a**	**-40.6**
Year-to-date 2010	3,295	802	65	8	550	886	4	401	6,011
Year-to-date 2009	2,011	548	51	2	570	2,904	22	226	6,334
% Change	**63.8**	**46.4**	**27.5**	******	**-3.5**	**-69.5**	**-81.8**	**77.4**	**-5.1**
COMPLETED & NOT ABSORBED									
August 2010	435	84	17	0	169	605	1	143	1,454
August 2009	497	116	12	0	199	548	9	93	1,474
% Change	**-12.5**	**-27.6**	**41.7**	**n/a**	**-15.1**	**10.4**	**-88.9**	**53.8**	**-1.4**
ABSORBED									
August 2010	535	145	5	4	59	44	0	105	897
August 2009	356	93	11	1	74	1 099	1	1	1,636
% Change	**50.3**	**55.9**	**-54.5**	******	**-20.3**	**-96.0**	**-100.0**	******	**-45.2**
Year-to-date 2010	3,256	773	59	8	619	1,010	7	207	5,939
Year-to-date 2009	2,493	602	43	7	542	2,511	23	133	6,354
% Change	**30.6**	**28.4**	**37.2**	**14.3**	**14.2**	**-59.8**	**-69.6**	**55.6**	**-6.5**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2010	287	68	6	0	62	0	0	0	423
August 2009	182	34	0	0	24	44	0	0	284
Beaumont Town									
August 2010	19	0	0	0	0	0	0	0	19
August 2009	3	0	0	0	0	0	0	0	3
Devon Town									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	1	4	0	0	0	0	0	0	5
Fort Saskatchewan City									
August 2010	26	0	0	0	0	0	0	0	26
August 2009	11	20	0	0	0	0	0	0	31
Leduc City									
August 2010	18	4	0	0	0	0	0	12	34
August 2009	26	6	4	0	0	0	0	47	83
Leduc County									
August 2010	13	0	0	0	0	0	0	0	13
August 2009	11	0	0	0	0	0	0	0	11
Morinville Town									
August 2010	13	0	0	0	0	0	0	0	13
August 2009	6	0	0	0	0	0	0	0	6
Parkland County									
August 2010	29	0	0	0	0	0	0	0	29
August 2009	14	0	0	0	0	0	0	0	14
Spruce Grove City									
August 2010	23	6	0	0	0	0	0	0	29
August 2009	15	0	0	0	0	0	0	0	15
St. Albert City									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	30	0	0	0	0	0	0	0	30
Stony Plain Town									
August 2010	8	0	0	0	0	0	0	0	8
August 2009	5	0	0	0	0	0	0	0	5
Strathcona County									
August 2010	50	4	0	0	9	0	0	0	63
August 2009	48	0	0	0	0	0	0	0	48
Sturgeon County									
August 2010	25	0	0	0	0	0	0	0	25
August 2009	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
August 2010	5	0	0	0	0	0	0	0	5
August 2009	7	0	0	0	0	0	0	0	7
Edmonton CMA									
August 2010	519	82	6	0	71	0	0	12	690
August 2009	375	64	4	0	24	44	0	47	558

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2010	2,125	512	72	7	696	2,291	35	101	5,839
August 2009	816	250	72	3	526	2,748	21	120	4,565
Beaumont Town									
August 2010	221	18	0	1	32	0	0	0	272
August 2009	33	10	0	0	16	0	0	35	94
Devon Town									
August 2010	7	8	0	0	10	0	0	28	53
August 2009	4	4	0	0	15	0	0	0	23
Fort Saskatchewan City									
August 2010	171	42	11	0	25	0	0	152	401
August 2009	77	42	6	0	30	0	0	152	307
Leduc City									
August 2010	314	56	0	0	12	165	0	12	559
August 2009	165	46	4	0	12	0	0	47	274
Leduc County									
August 2010	99	0	0	0	0	0	0	0	99
August 2009	46	2	0	0	0	0	0	0	48
Morinville Town									
August 2010	79	2	4	0	44	16	0	0	145
August 2009	21	2	0	0	49	20	0	0	92
Parkland County									
August 2010	159	0	0	0	0	0	0	0	159
August 2009	150	0	0	0	0	0	0	0	150
Spruce Grove City									
August 2010	162	82	9	0	8	0	0	0	261
August 2009	132	56	9	0	0	160	2	0	359
St. Albert City									
August 2010	144	2	0	0	0	36	0	0	182
August 2009	101	8	0	0	17	101	0	91	318
Stony Plain Town									
August 2010	54	12	4	0	64	119	12	0	265
August 2009	95	4	4	0	100	119	0	0	322
Strathcona County									
August 2010	331	62	4	3	66	0	0	0	466
August 2009	202	28	0	1	23	74	0	0	328
Sturgeon County									
August 2010	124	0	0	0	0	0	0	0	124
August 2009	112	0	0	0	0	0	0	0	112
Remainder of the CMA									
August 2010	55	2	0	0	0	52	0	0	109
August 2009	26	4	0	0	0	0	0	0	30
Edmonton CMA									
August 2010	4,045	798	104	11	957	2,679	47	293	8,934
August 2009	1,980	456	95	4	788	3,222	23	445	7,022

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
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COMPLETIONS									
Edmonton City									
August 2010	357	100	3	0	41	0	0	63	564
August 2009	115	42	8	0	45	1,213	0	0	1,423
Beaumont Town									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	3	0	0	0	4	0	0	0	7
Devon Town									
August 2010	5	4	0	0	0	0	0	0	9
August 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2010	40	10	0	0	0	0	0	0	50
August 2009	15	10	0	0	0	0	0	0	25
Leduc City									
August 2010	18	0	0	0	10	0	0	96	124
August 2009	4	2	0	0	6	0	0	0	12
Leduc County									
August 2010	4	0	0	0	0	0	0	0	4
August 2009	7	0	0	0	0	0	0	0	7
Morinville Town									
August 2010	8	0	0	0	4	0	0	0	12
August 2009	10	0	0	0	0	0	0	0	10
Parkland County									
August 2010	25	0	0	0	0	0	0	0	25
August 2009	30	0	0	0	0	0	0	0	30
Spruce Grove City									
August 2010	30	14	0	0	0	0	0	0	44
August 2009	15	6	0	0	0	0	0	0	21
St. Albert City									
August 2010	17	0	0	0	0	0	0	0	17
August 2009	11	0	0	0	0	0	0	0	11
Stony Plain Town									
August 2010	21	0	0	0	4	0	0	0	25
August 2009	1	0	0	0	2	0	0	0	3
Strathcona County									
August 2010	47	10	0	3	2	0	0	0	62
August 2009	31	6	0	0	2	0	0	0	39
Sturgeon County									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	3	0	0	0	0	0	0	0	3
Edmonton CMA									
August 2010	589	138	3	3	61	0	0	159	953
August 2009	258	66	8	0	59	1,213	0	0	1,604

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2010	207	50	8	0	95	417	1	67	845
August 2009	212	51	6	0	81	294	9	49	702
Beaumont Town									
August 2010	8	0	0	0	2	0	0	0	10
August 2009	20	1	0	0	5	0	0	0	26
Devon Town									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	5	0	0	0	0	0	0	0	5
Fort Saskatchewan City									
August 2010	43	12	2	0	17	67	0	0	141
August 2009	28	25	1	0	28	102	0	0	184
Leduc City									
August 2010	20	0	0	0	19	21	0	64	124
August 2009	34	2	0	0	18	78	0	0	132
Leduc County									
August 2010	2	0	0	0	0	0	0	0	2
August 2009	1	0	0	0	0	0	0	0	1
Morinville Town									
August 2010	9	0	3	0	11	0	0	0	23
August 2009	29	3	1	0	22	22	0	0	77
Parkland County									
August 2010	9	0	0	0	0	0	0	0	9
August 2009	13	0	0	0	0	0	0	0	13
Spruce Grove City									
August 2010	25	11	4	0	0	93	0	0	133
August 2009	19	7	4	0	0	0	0	0	30
St. Albert City									
August 2010	31	2	0	0	4	0	0	0	37
August 2009	37	11	0	0	0	0	0	0	48
Stony Plain Town									
August 2010	21	0	0	0	16	3	0	0	40
August 2009	34	7	0	0	26	43	0	0	110
Strathcona County									
August 2010	57	7	0	0	5	4	0	12	85
August 2009	49	9	0	0	19	9	0	44	130
Sturgeon County									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
August 2010	0	2	0	0	0	0	0	0	2
August 2009	15	0	0	0	0	0	0	0	15
Edmonton CMA									
August 2010	435	84	17	0	169	605	1	143	1,454
August 2009	497	116	12	0	199	548	9	93	1,474

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2010	333	101	4	1	43	18	0	33	533
August 2009	166	65	7	0	48	1,003	1	0	1,290
Beaumont Town									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	12	0	0	0	4	0	0	0	16
Devon Town									
August 2010	4	4	0	0	0	0	0	0	8
August 2009	0	0	0	0	2	0	0	0	2
Fort Saskatchewan City									
August 2010	25	17	1	0	0	0	0	0	43
August 2009	21	7	1	0	4	3	0	0	36
Leduc City									
August 2010	20	0	0	0	11	25	0	72	128
August 2009	11	1	0	0	3	0	0	0	15
Leduc County									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
August 2010	8	0	0	0	2	0	0	0	10
August 2009	16	0	2	0	0	0	0	0	18
Parkland County									
August 2010	22	0	0	0	0	0	0	0	22
August 2009	31	0	1	0	0	0	0	0	32
Spruce Grove City									
August 2010	26	10	0	0	0	0	0	0	36
August 2009	18	8	0	0	0	93	0	0	119
St. Albert City									
August 2010	12	3	0	0	0	0	0	0	15
August 2009	10	1	0	0	0	0	0	1	12
Stony Plain Town									
August 2010	20	0	0	0	1	1	0	0	22
August 2009	2	5	0	0	4	0	0	0	11
Strathcona County									
August 2010	45	10	0	3	2	0	0	0	60
August 2009	44	6	0	1	9	0	0	0	60
Sturgeon County									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	4	0	0	0	0	0	0	0	4
Edmonton CMA									
August 2010	535	145	5	4	59	44	0	105	897
August 2009	356	93	11	1	74	1,099	1	1	1,636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Edmonton City	287	182	130	48	6	10	0	44	423	284	48.9
Beaumont Town	19	3	0	0	0	0	0	0	19	3	**
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	1	0	4	0	0	0	0	0	5	-100.0
Fort Saskatchewan City	26	11	0	20	0	0	0	0	26	31	-16.1
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	18	26	4	6	0	4	12	47	34	83	-59.0
Leduc County	13	11	0	0	0	0	0	0	13	11	18.2
Morinville Town	13	6	0	0	0	0	0	0	13	6	116.7
Parkland County	29	14	0	0	0	0	0	0	29	14	107.1
Spruce Grove City	23	15	6	0	0	0	0	0	29	15	93.3
St. Albert City	3	30	0	0	0	0	0	0	3	30	-90.0
Stony Plain Town	8	5	0	0	0	0	0	0	8	5	60.0
Strathcona County	50	48	6	0	7	0	0	0	63	48	31.3
Sturgeon County	25	16	0	0	0	0	0	0	25	16	56.3
Remainder of the CMA	2	3	0	0	0	0	0	0	2	3	-33.3
Edmonton CMA	**519**	**375**	**146**	**78**	**13**	**14**	**12**	**91**	**690**	**558**	**23.7**

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,446	856	720	320	457	203	801	229	4,424	1,608	175.1
Beaumont Town	158	21	26	12	0	0	0	0	184	33	**
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	4	2	4	4	5	0	28	0	41	6	**
Fort Saskatchewan City	197	81	54	58	11	6	0	0	262	145	80.7
Gibbons Town	12	7	0	0	0	0	7	0	19	7	171.4
Leduc City	225	130	24	30	4	18	273	47	526	225	133.8
Leduc County	78	39	0	2	0	0	0	0	78	41	90.2
Morinville Town	88	28	0	0	7	4	0	0	95	32	196.9
Parkland County	149	68	0	0	0	0	0	0	149	88	69.3
Spruce Grove City	223	83	104	24	8	0	0	0	335	107	**
St. Albert City	134	96	2	6	0	8	0	82	136	192	-29.2
Stony Plain Town	74	61	12	2	12	48	0	0	98	111	-11.7
Strathcona County	360	191	74	32	53	19	0	0	487	242	101.2
Sturgeon County	126	68	0	0	0	0	0	0	126	68	85.3
Remainder of the CMA	41	14	2	2	0	0	12	0	55	16	**
Edmonton CMA	**4,318**	**1,765**	**1,022**	**492**	**557**	**306**	**1,121**	**358**	**7,018**	**2,921**	**140.3**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Edmonton City	6	10	0	0	0	44	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	12	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**13**	**14**	**0**	**0**	**0**	**44**	**12**	**47**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	435	203	22	0	762	215	39	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	6	0	0	0	0	0	0
Gibbons Town	0	0	0	0	7	0	0	0
Leduc City	4	18	0	0	165	0	108	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	0	0	0	0
Strathcona County	53	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	0	0	0
Edmonton CMA	**523**	**306**	**34**	**0**	**946**	**215**	**175**	**143**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2010

Submarket	Freehold		Condominium		Rental		Total[1]	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Edmonton City	361	216	62	68	0	0	423	284
Beaumont Town	19	3	0	0	0	0	19	3
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	5	0	0	0	0	0	5
Fort Saskatchewan City	26	31	0	0	0	0	26	31
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	22	36	0	0	12	47	34	83
Leduc County	13	11	0	0	0	0	13	11
Morinville Town	13	6	0	0	0	0	13	6
Parkland County	29	14	0	0	0	0	29	14
Spruce Grove City	29	15	0	0	0	0	29	15
St. Albert City	3	30	0	0	0	0	3	30
Stony Plain Town	8	5	0	0	0	0	8	5
Strathcona County	54	48	9	0	0	0	63	48
Sturgeon County	25	16	0	0	0	0	25	16
Remainder of the CMA	2	3	0	0	0	0	2	3
Edmonton CMA	**607**	**443**	**71**	**68**	**12**	**47**	**690**	**558**

Table 2.5: Starts by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total[1]	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	3,108	1,180	1,255	414	61	14	4,424	1,608
Beaumont Town	175	31	9	2	0	0	184	33
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	8	6	5	0	28	0	41	6
Fort Saskatchewan City	262	145	0	0	0	0	262	145
Gibbons Town	12	7	7	0	0	0	19	7
Leduc City	249	164	169	14	108	47	526	225
Leduc County	78	41	0	0	0	0	78	41
Morinville Town	95	32	0	0	0	0	95	32
Parkland County	149	88	0	0	0	0	149	88
Spruce Grove City	327	107	8	0	0	0	335	107
St. Albert City	136	102	0	8	0	82	136	192
Stony Plain Town	86	67	0	44	12	0	98	111
Strathcona County	430	219	57	23	0	0	487	242
Sturgeon County	126	68	0	0	0	0	126	68
Remainder of the CMA	43	16	12	0	0	0	55	16
Edmonton CMA	**5,287**	**2,273**	**1,522**	**505**	**209**	**143**	**7,018**	**2,921**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Edmonton City	357	115	110	60	34	35	63	1,213	564	1,423	-60.4
Beaumont Town	3	3	0	4	0	0	0	0	3	7	-57.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	5	0	4	0	0	0	0	0	9	0	n/a
Fort Saskatchewan City	40	15	10	10	0	0	0	0	50	25	100.0
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	18	4	0	2	10	6	96	0	124	12	**
Leduc County	4	7	0	0	0	0	0	0	4	7	-42.9
Morinville Town	8	10	0	0	4	0	0	0	12	10	20.0
Parkland County	25	30	0	0	0	0	0	0	25	30	-16.7
Spruce Grove City	30	15	14	6	0	0	0	0	44	21	109.5
St. Albert City	17	11	0	0	0	0	0	0	17	11	54.5
Stony Plain Town	21	1	0	2	4	0	0	0	25	3	**
Strathcona County	50	31	12	8	0	0	0	0	62	39	59.0
Sturgeon County	7	13	0	0	0	0	0	0	7	13	-46.2
Remainder of the CMA	4	2	0	0	0	0	0	0	4	2	100.0
Edmonton CMA	592	258	150	92	52	41	159	1,213	953	1,604	-40.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,995	1,004	596	442	337	315	1,062	2,284	3,990	4,045	-1.4
Beaumont Town	22	48	10	18	6	8	0	28	38	102	-62.7
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	8	6	4	0	10	15	0	0	22	21	4.8
Fort Saskatchewan City	139	69	94	72	15	7	0	60	248	208	19.2
Gibbons Town	12	17	0	0	0	0	0	0	12	17	-29.4
Leduc City	103	122	36	42	58	69	143	205	340	438	-22.4
Leduc County	39	61	2	0	0	0	0	0	41	61	-32.8
Morinville Town	42	52	2	4	14	11	0	85	58	152	-61.8
Parkland County	113	142	0	0	0	3	0	0	113	145	-22.1
Spruce Grove City	197	88	56	38	8	8	0	123	261	257	1.6
St. Albert City	119	54	22	12	24	8	82	41	247	115	114.8
Stony Plain Town	89	31	10	14	4	29	0	47	103	121	-14.9
Strathcona County	299	185	84	38	25	34	0	236	408	493	-17.2
Sturgeon County	104	108	2	0	0	0	0	0	106	108	-1.9
Remainder of the CMA	22	25	2	0	0	0	0	21	24	46	-47.8
Edmonton CMA	3,303	2,013	920	684	501	507	1,287	3,130	6,011	6,334	-5.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Edmonton City	34	35	0	0	0	1,213	63	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	6	0	0	0	0	96	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**52**	**41**	**0**	**0**	**0**	**1,213**	**159**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	337	307	0	8	886	2,190	176	94
Beaumont Town	6	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	15	7	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	54	69	4	0	0	205	143	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	11	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	123	0	0
St. Albert City	24	8	0	0	0	0	82	41
Stony Plain Town	4	29	0	0	0	47	0	0
Strathcona County	25	34	0	0	0	173	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	**497**	**499**	**4**	**8**	**886**	**2,904**	**401**	**226**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Edmonton City	460	165	41	1,258	63	0	564	1,423
Beaumont Town	3	3	0	4	0	0	3	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	9	0	0	0	0	0	9	0
Fort Saskatchewan City	50	25	0	0	0	0	50	25
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	18	6	10	6	96	0	124	12
Leduc County	4	7	0	0	0	0	4	7
Morinville Town	8	10	4	0	0	0	12	10
Parkland County	25	30	0	0	0	0	25	30
Spruce Grove City	44	21	0	0	0	0	44	21
St. Albert City	17	11	0	0	0	0	17	11
Stony Plain Town	21	1	4	2	0	0	25	3
Strathcona County	57	37	5	2	0	0	62	39
Sturgeon County	7	13	0	0	0	0	7	13
Remainder of the CMA	4	2	0	0	0	0	4	2
Edmonton CMA	730	332	64	1,272	159	0	953	1,604

Table 3.5: Completions by Submarket and by Intended Market January - August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	2,547	1,369	1,267	2,560	176	116	3,990	4,045
Beaumont Town	32	62	6	12	0	28	38	102
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	12	6	10	15	0	0	22	21
Fort Saskatchewan City	243	146	5	62	0	0	248	208
Gibbons Town	12	17	0	0	0	0	12	17
Leduc City	125	156	68	282	147	0	340	438
Leduc County	41	61	0	0	0	0	41	61
Morinville Town	54	60	4	92	0	0	58	152
Parkland County	113	145	0	0	0	0	113	145
Spruce Grove City	261	134	0	123	0	0	261	257
St. Albert City	135	66	30	8	82	41	247	115
Stony Plain Town	93	35	10	86	0	0	103	121
Strathcona County	364	215	44	215	0	63	408	493
Sturgeon County	106	108	0	0	0	0	106	108
Remainder of the CMA	24	25	0	21	0	0	24	46
Edmonton CMA	4,162	2,610	1,444	3,476	405	248	6,011	6,334

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2010	43	13.2	154	47.2	72	22.1	27	8.3	30	9.2	326	434,800	483,349
August 2009	35	21.2	60	36.4	41	24.8	12	7.3	17	10.3	165	427,600	468,425
Year-to-date 2010	317	16.5	851	44.2	389	20.2	157	8.2	210	10.9	1,924	427,100	483,286
Year-to-date 2009	109	9.3	367	31.2	301	25.6	138	11.7	261	22.2	1,176	487,900	566,377
Beaumont Town													
August 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
August 2009	2	16.7	1	8.3	7	58.3	2	16.7	0	0.0	12	492,950	475,692
Year-to-date 2010	9	37.5	9	37.5	4	16.7	1	4.2	1	4.2	24	386,000	396,646
Year-to-date 2009	4	5.1	24	30.8	36	46.2	11	14.1	3	3.8	78	477,450	481,876
Calmar Town													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
August 2010	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Fort Saskatchewan City													
August 2010	5	20.0	14	56.0	4	16.0	1	4.0	1	4.0	25	405,500	418,924
August 2009	4	19.0	9	42.9	5	23.8	0	0.0	3	14.3	21	419,200	446,357
Year-to-date 2010	32	25.4	71	56.3	14	11.1	5	4.0	4	3.2	126	377,700	399,719
Year-to-date 2009	23	19.3	62	52.1	18	15.1	4	3.4	12	10.1	119	394,000	434,500
Gibbons Town													
August 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
August 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	7	58.3	5	41.7	0	0.0	0	0.0	0	0.0	12	337,500	331,500
Year-to-date 2009	13	61.9	6	28.6	2	9.5	0	0.0	0	0.0	21	340,000	338,333
Leduc City													
August 2010	6	30.0	10	50.0	3	15.0	1	5.0	0	0.0	20	394,500	397,261
August 2009	4	36.4	3	27.3	2	18.2	2	18.2	0	0.0	11	425,000	419,864
Year-to-date 2010	50	43.5	38	33.0	15	13.0	11	9.6	1	0.9	115	370,000	387,583
Year-to-date 2009	21	11.7	62	34.4	64	35.6	28	15.6	5	2.8	180	464,900	467,457
Leduc County													
August 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
August 2009	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	9	24.3	10	27.0	12	32.4	4	10.8	2	5.4	37	432,684	437,987
Year-to-date 2009	4	6.8	5	8.5	3	5.1	13	22.0	34	57.6	59	650,000	679,676
Morinville Town													
August 2010	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
August 2009	1	6.3	9	56.3	2	12.5	4	25.0	0	0.0	16	434,400	455,413
Year-to-date 2010	18	34.0	29	54.7	6	11.3	0	0.0	0	0.0	53	370,000	371,511
Year-to-date 2009	17	20.2	51	60.7	9	10.7	5	6.0	2	2.4	84	389,250	421,026

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2010	2	25.0	0	0.0	1	12.5	1	12.5	4	50.0	8	--	--
August 2009	7	36.8	2	10.5	2	10.5	3	15.8	5	26.3	19	490,000	505,177
Year-to-date 2010	19	27.5	11	15.9	5	7.2	6	8.7	28	40.6	69	511,000	605,915
Year-to-date 2009	45	32.6	24	17.4	11	8.0	8	5.8	50	36.2	138	449,650	550,548
Spruce Grove City													
August 2010	4	15.4	18	69.2	2	7.7	2	7.7	0	0.0	26	391,900	408,573
August 2009	7	38.9	9	50.0	2	11.1	0	0.0	0	0.0	18	389,021	388,511
Year-to-date 2010	50	27.2	102	55.4	21	11.4	8	4.3	3	1.6	184	376,473	393,496
Year-to-date 2009	38	30.9	57	46.3	22	17.9	3	2.4	3	2.4	123	382,757	396,041
St. Albert City													
August 2010	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	12	548,400	585,442
August 2009	0	0.0	5	50.0	1	10.0	2	20.0	2	20.0	10	470,500	518,520
Year-to-date 2010	1	0.9	31	27.7	38	33.9	24	21.4	18	16.1	112	501,150	569,338
Year-to-date 2009	1	1.3	13	16.3	16	20.0	17	21.3	33	41.3	80	608,700	653,050
Stony Plain Town													
August 2010	11	57.9	6	31.6	2	10.5	0	0.0	0	0.0	19	344,471	298,370
August 2009	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	36	41.9	38	44.2	7	8.1	1	1.2	4	4.7	86	367,500	398,345
Year-to-date 2009	18	48.6	16	43.2	3	8.1	0	0.0	0	0.0	37	351,600	345,912
Strathcona County													
August 2010	0	0.0	10	21.7	17	37.0	14	30.4	5	10.9	46	536,000	559,693
August 2009	1	2.3	8	18.6	14	32.6	8	18.6	12	27.9	43	525,000	631,326
Year-to-date 2010	3	1.1	92	34.6	84	31.6	39	14.7	48	18.0	266	488,000	582,646
Year-to-date 2009	5	2.1	35	14.6	90	37.5	29	12.1	81	33.8	240	540,000	681,789
Sturgeon County													
August 2010	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
August 2009	6	40.0	3	20.0	3	20.0	1	6.7	2	13.3	15	425,000	440,969
Year-to-date 2010	21	19.8	10	9.4	15	14.2	24	22.6	36	34.0	106	585,000	580,896
Year-to-date 2009	21	19.4	26	24.1	19	17.6	14	13.0	28	25.9	108	475,000	563,375
Remainder of the CMA													
August 2010	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
August 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	12	54.5	5	22.7	2	9.1	0	0.0	3	13.6	22	334,900	378,145
Year-to-date 2009	13	72.2	4	22.2	1	5.6	0	0.0	0	0.0	18	307,450	310,350
Edmonton CMA													
August 2010	84	16.4	226	44.1	107	20.9	52	10.2	43	8.4	512	432,750	475,518
August 2009	71	20.8	115	33.7	80	23.5	34	10.0	41	12.0	341	435,600	479,769
Year-to-date 2010	585	18.6	1,305	41.5	613	19.5	282	9.0	358	11.4	3,143	425,800	481,843
Year-to-date 2009	332	13.4	752	30.5	600	24.3	272	11.0	513	20.8	2,469	473,000	545,327

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2010						
Submarket	**Aug 2010**	**Aug 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Edmonton City	483,349	468,425	3.2	483,286	566,377	-14.7
Beaumont Town	--	475,692	n/a	396,646	481,876	-17.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	418,924	446,357	-6.1	399,719	434,500	-8.0
Gibbons Town	--	--	n/a	331,500	338,333	-2.0
Leduc City	397,261	419,864	-5.4	387,583	467,457	-17.1
Leduc County	--	--	n/a	437,987	679,676	-35.6
Morinville Town	--	455,413	n/a	371,511	421,026	-11.8
Parkland County	--	505,177	n/a	605,915	550,548	10.1
Spruce Grove City	408,573	388,511	5.2	393,496	396,041	-0.6
St. Albert City	585,442	518,520	12.9	569,338	653,050	-12.8
Stony Plain Town	298,370	--	n/a	398,345	345,912	15.2
Strathcona County	559,693	631,326	-11.3	582,646	681,789	-14.5
Sturgeon County	--	440,969	n/a	580,896	563,375	3.1
Remainder of the CMA	--	--	n/a	378,145	310,350	21.8
Edmonton CMA	475,518	479,769	-0.9	481,843	545,327	-11.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
August 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,284	3,473	2,852	45.0	335,271	2.1	303,937
	July	1,389	-39.0	1,242	2,955	2,693	46.1	329,731	1.5	323,211
	August	1,305	-22.0	1,242	2,730	2,645	47.0	326,550	2.6	323,965
	September									
	October									
	November									
	December									
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	YTD 2009	13,691	6.2		22,970			319,939	-5.2	
	YTD 2010	11,896	-13.1		25,144			332,674	4.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79	208.7	123.5	617	6.9	71.8	925
	August	604	3.30	5.39		122.9	616	7.0	71.6	943
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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